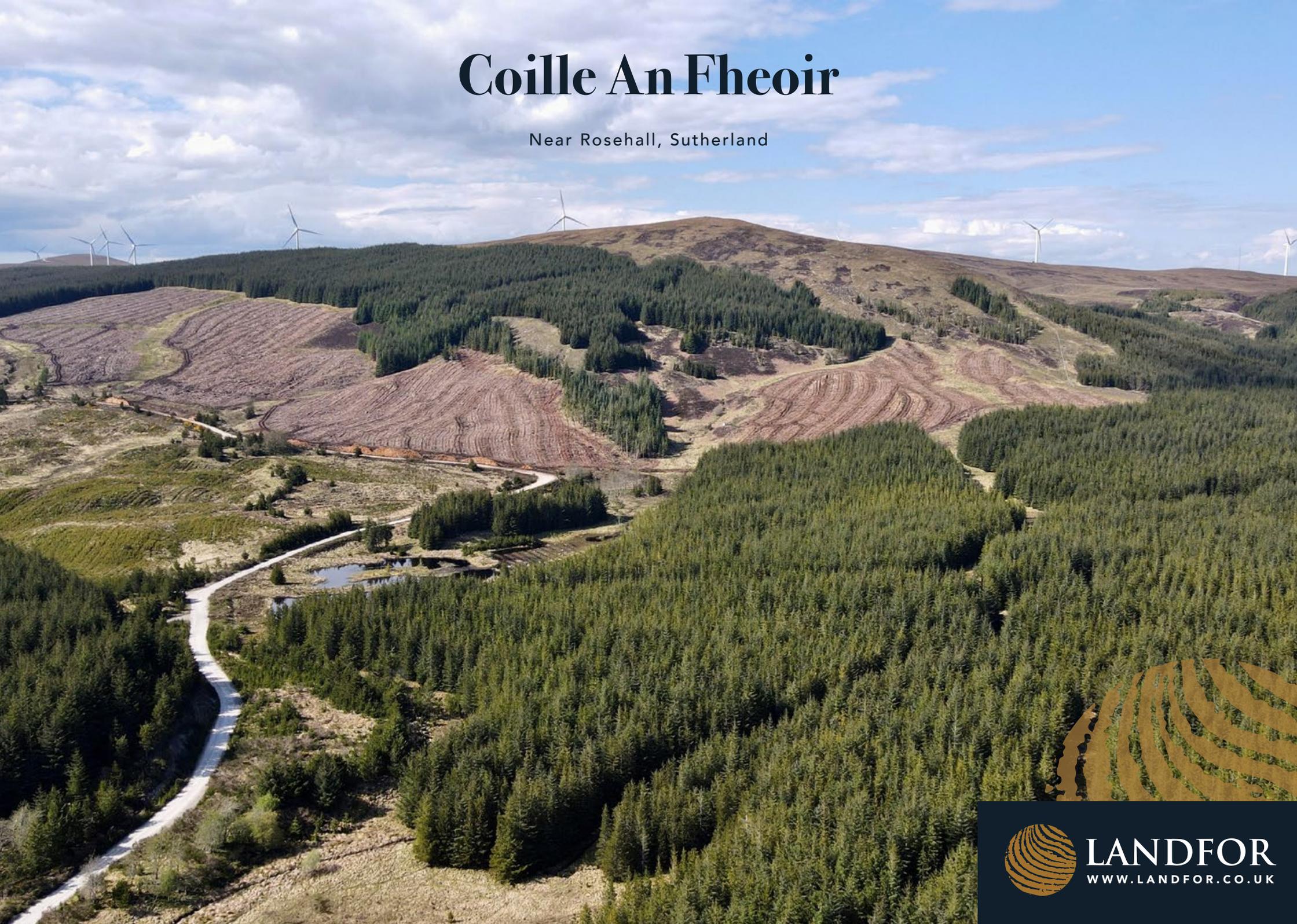
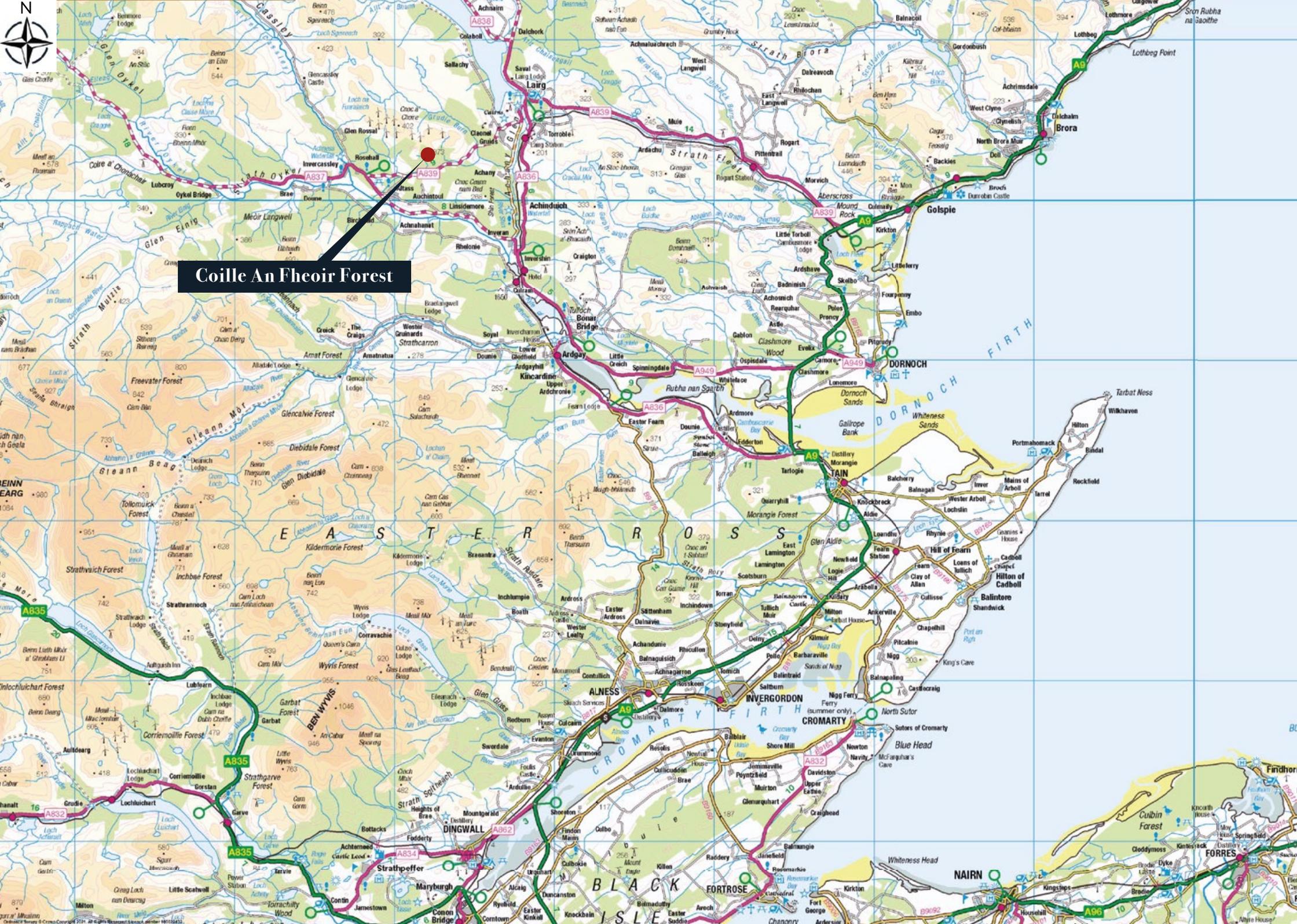


Coille An Fheoir

Near Rosehall, Sutherland



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Near Rosehall, Sutherland

Freehold for Sale

139.56 Hectares / 344.85 Acres

Offers Over £1,425,000

A very accessible commercial forest investment opportunity with maturing timber, land awaiting replanting and a fixed annual income stream. Sporting rights included.



LANDFOR

CHARTERED LAND & FORESTRY AGENCY

Selling Agent

Patrick Porteous



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Location

Coille An Fheoir Forest is situated in central Sutherland, 3.5 miles to the east of the village of Rosehall and just a 5 mile drive to Lairg along A839 public road.

Sutherland has some of the most breath taking scenery and landscape in Scotland with a diverse mix of forest, open hill ground and scattered villages providing opportunities for all types of sporting and outdoor activities, including access to a well-established timber market in the north.

To locate the property please refer to the location and sale plans.



Description

The forest was established between 1987 – 1989 with a commercial crop of Sitka spruce and Lodgepole pine, planted in an intimate mixture to produce what will be a mainly spruce dominated crop.

Approximately 18.39 hectares of this SS/LP, Larch and Noble fir has just been felled this year, leaving a tidy site to be replanted with the next crop. The recent felling was a premature restructuring felling, which produced 458 m³ per hectare from the 33year old crop and equivalent to Yield Class 18 Sitka spruce. Further felling is not anticipated for a few years, which will allow the remaining 66.37 hectares of maturing timber to increase in volume and value.

A small section of the woodland (4.17 hectares) was felled as part of a Habitat Management Plan for the Rosehall Wind Farm. This has now naturally regenerated with Sitka spruce and under the terms of the agreement, the forest owner will either receive further timber compensation if this section is felled by the wind farm operator or the owner can harvest the timber when mature.

The design and layout of the rides throughout the forest is very appealing and on a practical level allows areas to be felled without compromising the remaining crops stability and these provide excellent access and opportunities for challenging woodland stalking.

A large pond/loch is located next to the forest access road which would be a great location for a forest cabin, subject to planning permission. A wooden shed is already located near the pond, which is useful for storage.

Species	Planting Year			Total Area (Ha)
	1987	1989	2016	
Sitka spruce/Lodgepole pine	24.19	36.31		60.50
Sitka spruce/Japanese larch		2.97		2.97
Noble fir		2.64		2.64
Norway spruce		0.26		0.26
Sitka spruce regeneration			4.17	4.17
Pond				0.80
Open ground				49.83
Felled - awaiting replanting				18.39
Total				139.56



Forest Management

There is a replanting obligation on the 18.39 hectares felled under Felling Licence (FPA-7384) which will be transferred to the purchaser on entry and is highlighted on the sale plan. Restocking approval has been given to replant the following species and proportions by 30 June 2024, although the species mix could be amended by the purchaser, if required.

Species	%	Hectares
Sitka spruce	5.60	1.03
Sitka spruce/Lodgepole pine	69.38	12.76
Mixed conifer	20.01	3.68
Birch	3.98	0.73
Rowan	1.03	0.19
Total	100	18.39

The forest is currently managed by Jolyon Amos of Brook Forestry Ltd, Rowanbank, Montgarrie, Alford, Aberdeenshire, AB33 8AP. Tel: 07713 146624. Further information on the forest is available from LANDFOR on request.

Forest Access

Follow the A839 from Rosehall or Lairg to reach the forest and the Rosehall Wind Farm access road, shown at point A1 on the sale plan. The access road continues up as far as the boundary at point A2 and is shared with the neighbouring forest owners. There is also a wind farm access agreement (lease) in place with RWE Renewables UK Development Ltd, operators of the Rosehall Wind Farm.

The forest road has been constructed to a high standard with maintenance shared according to user and RWE Renewables regularly maintain the running surface.

Timber has been hauled out of the forest very recently and along the A839 which is initially a consultation route and it then links with an approved timber haulage route to Lairg. Timber is then hauled east to the A9 and on to the various timber processors located around the east coast.

Wind Farm Access Lease

There is a registered lease with the operators of Rosehall Wind Farm, RWE Renewables UK Development Ltd, for access, services cabling and the management of a Habitat Management Area within a small section of the forest. In practice there is minimal interference and the lease currently provides a welcome annual rent (currently £10,701.85 index linked) until 9 May 2038 (17 Years). This can also be extended by the operator for a further 27 years if the Rosehall Wind Farm continues to be operational.

A copy of the lease and Conservation Management Plan is available from LANDFOR on request.

Wind Energy

Due to the close proximity of Rosehall and Achany Wind Farms there may be potential for these to be extended on to part of the open hill ground within Coille An Fheoir Forest in future. Therefore, the seller is seeking a clawback of 25% of any gross income payable from any commissioned wind turbines or third party access agreements commissioned within a period of 15 years from the date of entry for the lifetime of the third party agreements. This entitlement is to be secured by a standard security and excludes timber compensation or stone royalty payments agreed at arm's length.

Sporting & Mineral Rights

The property is being sold with vacant possession of the sporting rights with some exciting Roe, Red and Sika deer stalking and the potential for wildfowling on the pond within the forest. There is also some good wild brown trout fishing with trout up to 1lb caught.

The mineral rights are also included, except as reserved by statute.

Boundaries

The title boundary is identified by the external red line on the sale plan. The forest is enclosed within a ring deer fence which is shared and maintained annually at joint equal expense with the neighbouring proprietors. Please note that a small section of hill ground to the north of the property lies out with the fence line, amounting to approximately 1.48 hectares.

Third Party Rights & Burdens

The Property will be sold subject to and with the benefit of all servitude rights, burdens, reservations, and any third-party rights within the lease and title.

Authorities

Scottish Forestry

Highland & Islands Conservancy

Fodderty Way
Dingwall, Ross-shire
IV15 9XB
Tel: 0300 0676 950

Highland Council

HQ Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886 606

Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.



Viewing & Offers

Please contact LANDFOR to arrange a viewing in advance of your visit to obtain the gate code and for further details. Please be aware of hazards within the property when viewing.

A closing date for offers may be set at any time and offers must be submitted in Scottish Legal Form before they can be formally accepted. The seller also reserves the right to sell the property at any time and so it is vital that purchasers register their interest with LANDFOR as soon as possible. Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Seller's Solicitor

Peter Stewart

Anderson Beaton Lamond, Bordeaux House
31 Kinnoull Street
Perth, PH1 5EN
Tel: 01738 639 999

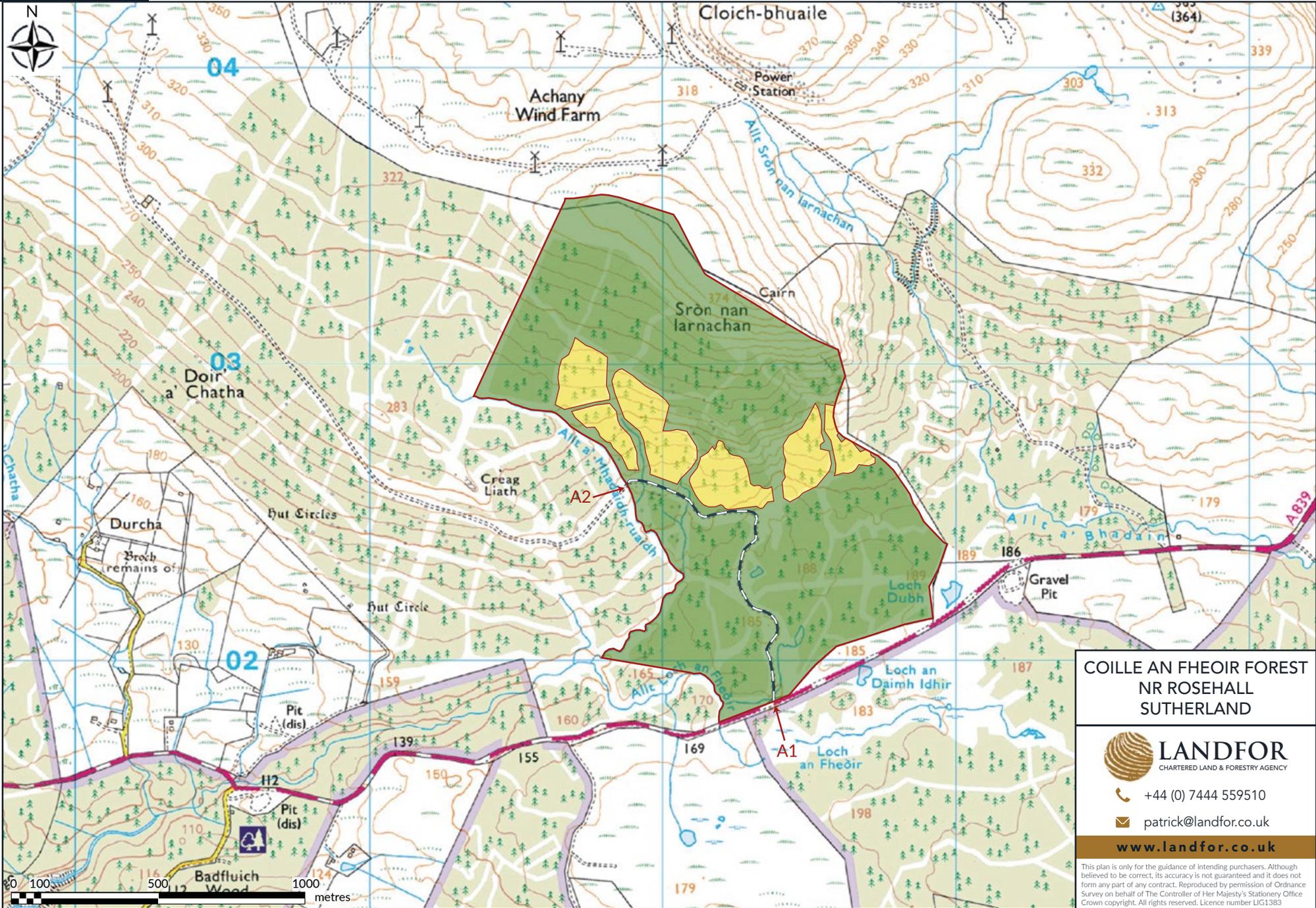
Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017. It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds to satisfy the regulations.



Important Notice

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**COILLE AN FHEOIR FOREST
NR ROSEHALL
SUTHERLAND**



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